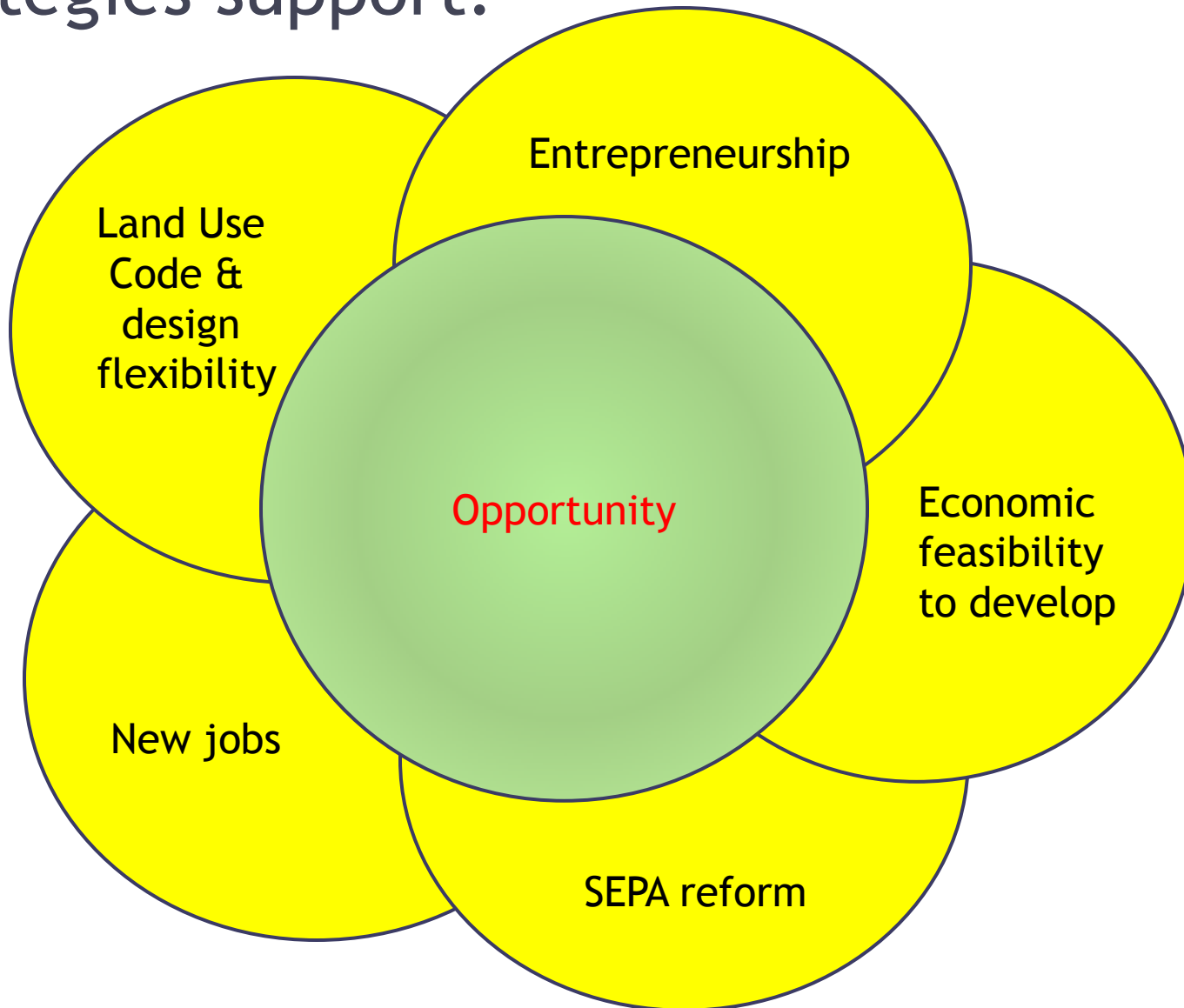


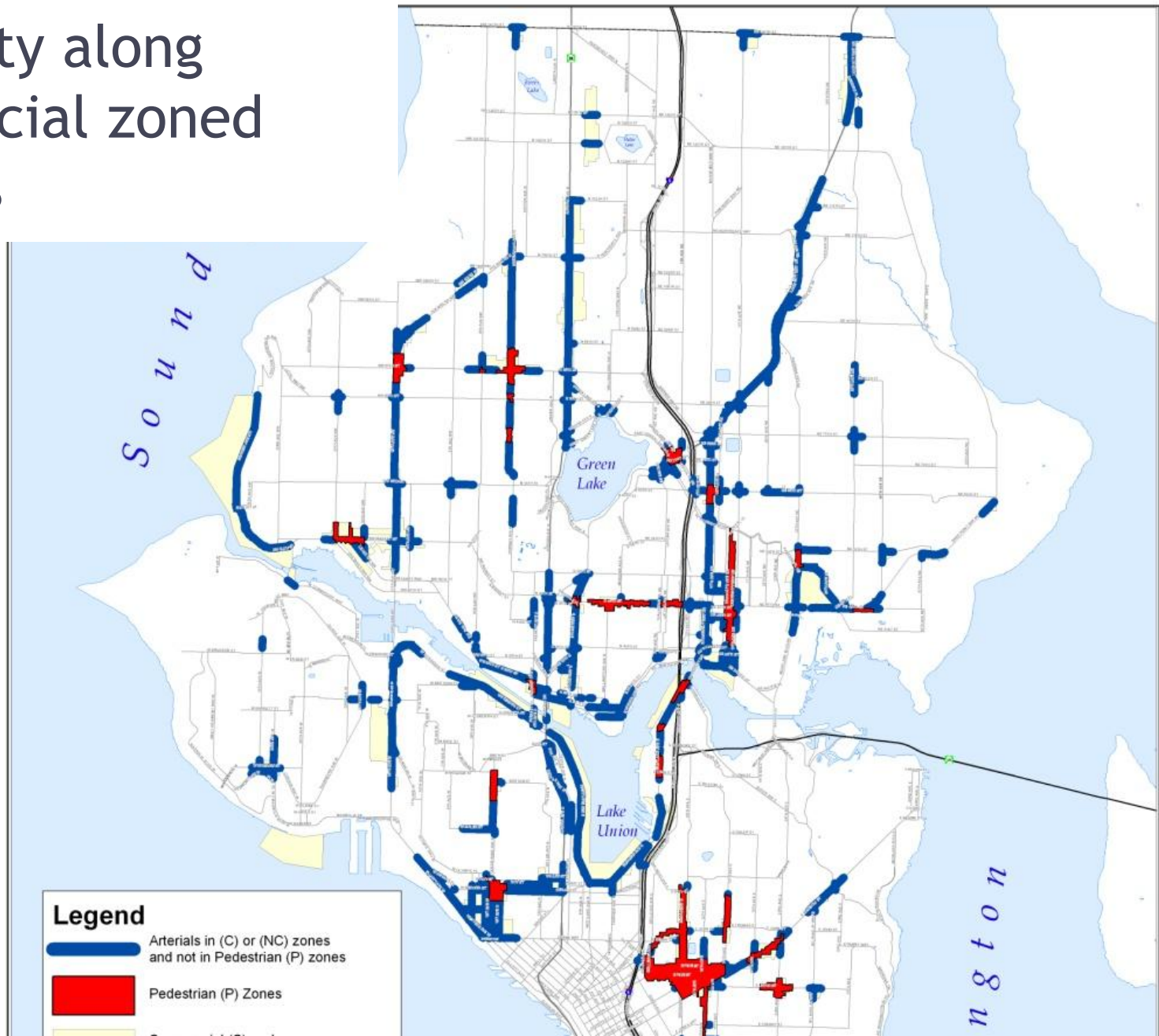
Regulatory Reform

Planning, Land Use &
Sustainability Committee
Feb. 2012

Strategies support:



Flexibility along commercial zoned arterials

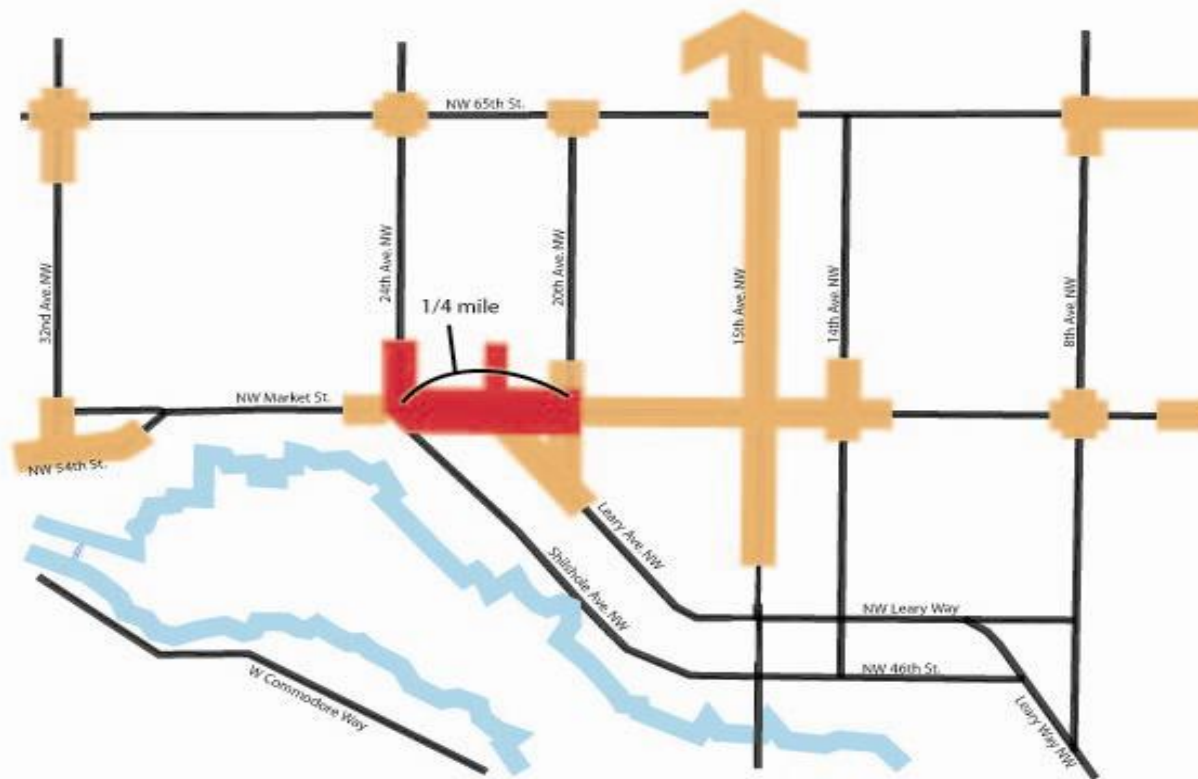


Flexibility along commercial zoned arterials



Flexibility along commercial zoned arterials

BALLARD



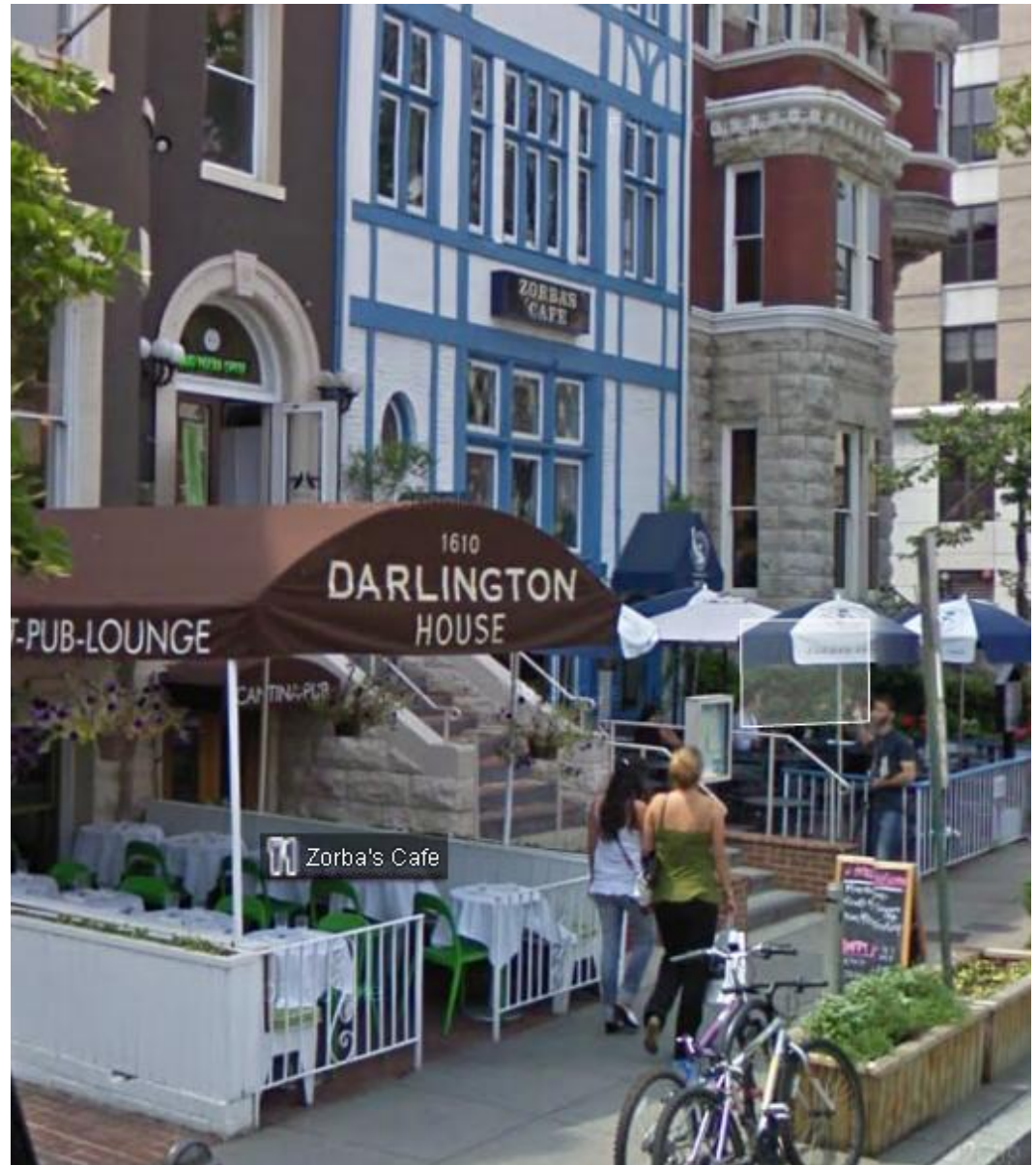
- Pedestrian-oriented commercial uses still required at street level
 - Increased flexibility for residential, live-work or commercial uses
- *Uses include restaurants, customer service offices, etc.





Small-scale commercial uses at street level - Ballard

Residential spaces could be
converted to
commercial uses
in the future



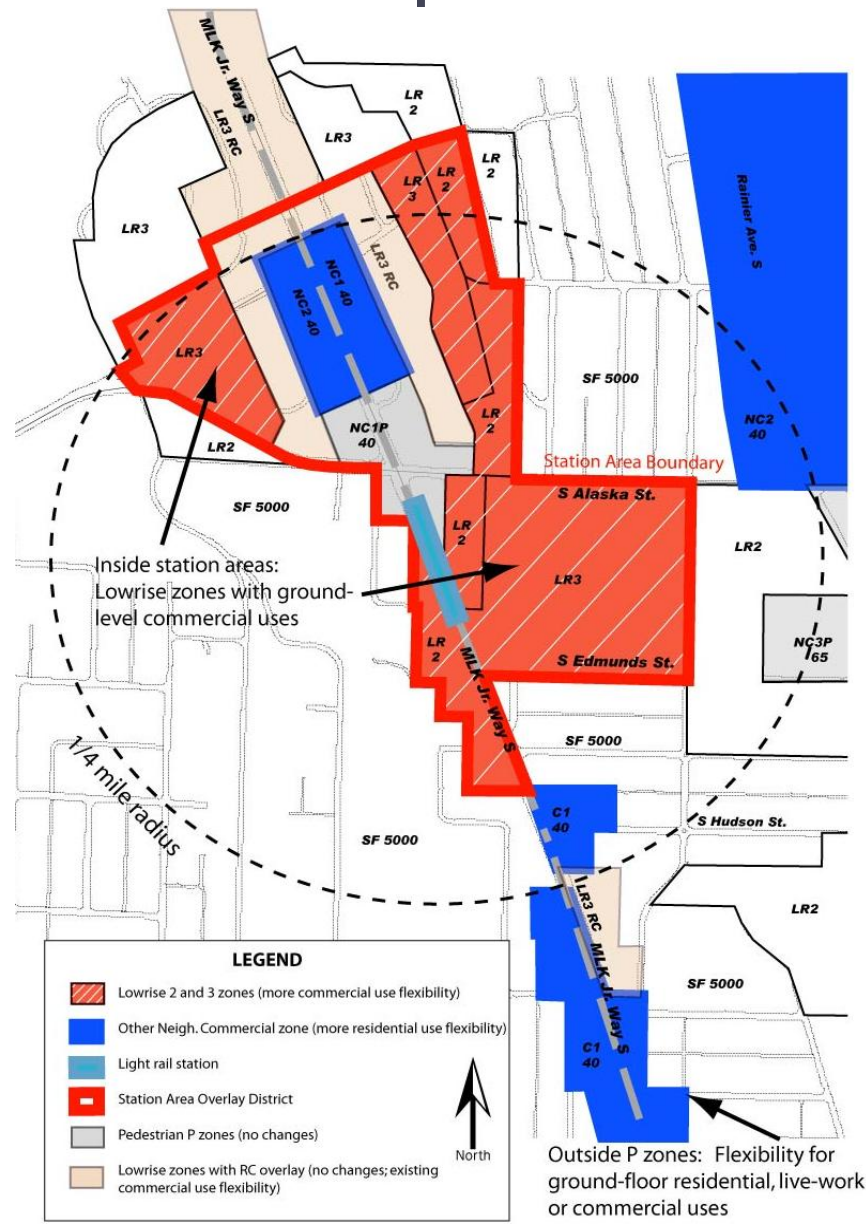
Washington D.C.

Small businesses in multifamily zones

In Urban Centers
and the
Station Area Overlay
District



Restaurant in a Lowrise zone - La Rustica (W. Seattle)



SEPA Reforms

- Encourage “infill development” in urban centers, per Comp Plan
- SEPA review at levels where environmental impacts may occur

Capitol Hill
urban center,
140 units



Northgate
urban center,
163 units



SEPA thresholds - support ‘smart growth’ objectives in urban centers and station areas

	Existing	Proposed
Residential (Dwelling Units)	30, most zones 80 in Downtown	200, most zones 250 in Downtown
Non-Residential (Sq.ft. floor area)	12,000 sq.ft., most zones	12,000 sq.ft. “stand alone” uses 75,000 sq.ft. when in mixed-use development

Existing thresholds retained outside of Urban Centers and Station Area Overlays.

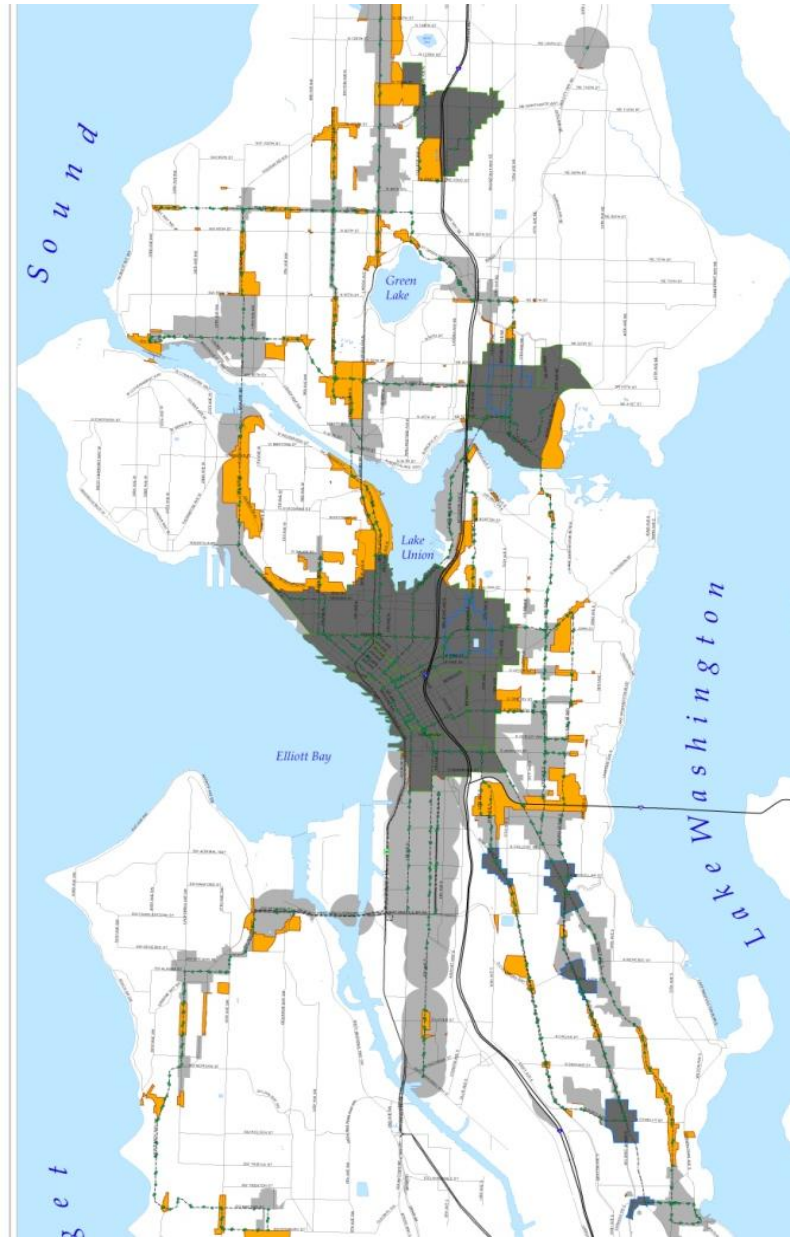
Parking reform

	<u>Existing</u> No minimum parking in:	<u>Proposed</u> No minimum parking in:
Residential	<ul style="list-style-type: none"> • Station Area Overlays • Urban Centers • Urban Villages (parts within ¼ mile of freq. transit stops) 	<p>Expands on existing, to include:</p> <ul style="list-style-type: none"> • All areas in comm. & multifamily zones within ¼ mile of freq. transit stops
Non-Residential	<ul style="list-style-type: none"> • Station Area Overlays • Urban Centers 	<p>Expands on existing, to include:</p> <ul style="list-style-type: none"> • All areas in comm. & industrial zones within ¼ mile of freq. transit stops

Parking reform: affected areas

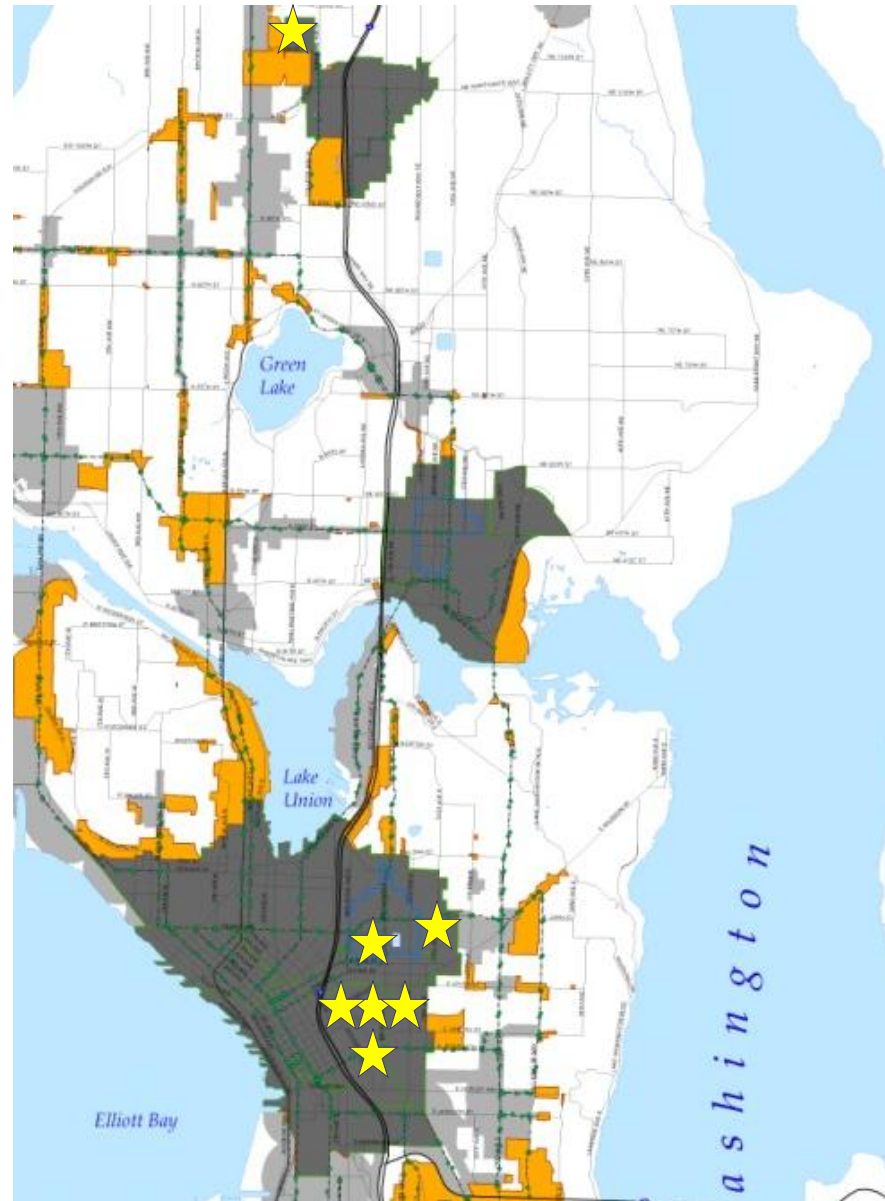
Areas within 1/4 mile of corridors with frequent transit service:

- New parking flexibility for all uses (orange)
- New parking flexibility for non-residential uses (light gray)



Parking for major institutions in urban centers

- First Hill:
 - Virginia Mason
 - Harborview
 - Swedish
 - Seattle U.
- Capitol Hill:
 - Seattle Central C.C.
 - Group Health
- Northgate:
 - NW Hospital



Thank you

For more information, visit:

www.seattle.gov/dpd/Planning/RegulatoryReform/Overview/default.asp

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